

## Technical Data Sheet

# Flexiseal MS 25

Silane Modified Polymer Joint Sealant

### Description

Selleys Flexiseal MS 25 is a non-slumping SMP low modulus joint sealant. It has excellent adhesive properties to most common building substrates, weatherproof and suitable for indoor and outdoor applications. It is available as a 600mL sausage in a range of colours.

### Uses

- Ideal for elastic joint sealing of expansion and construction joints between common building materials in vertical and horizontal surfaces such as:
- Expansion Joints in precast elements
- Perimeter seals around windows and doors
- Weatherproofing joints between brickwork, masonry, wood concrete or metal frames.
- Joints in walls, balconies, around window or door frames.
- Joints in bridge and balcony parapets
- Roofing.
- Acoustic rated walls

### Features/Advantages

- +/-25% joint movement capability
- Low modulus of elasticity
- Excellent resistance to aging and weathering
- No shrinkage during curing
- Excellent adhesion on common building materials such as concrete, masonry, brick, ceramic tile, metals, soft wood, hardwood and some plastics
- Certified according to ASTM C920

### Instructions for Use/Application Instructions

- The following should only be used as a guide and the installer should apply all local application standards requirements, and best practices when installing.
- Surface must be clean, dry and free from oil, grease, release agents, dust and loose material.
- Install backing rod to correct depth apply masking tape as required.
- Cut the end of the sausage and insert into a Selleys sausage gun.
- Extrude sealant into the joint such that it is in full contact with the sides of the joint. Avoid overlapping of sealant to eliminate entrapment of air.
- Smooth sealant with spatula forcing the sealant into the joint for better contact with the sides.
- Painting with water based

### Priming

Selleys Flexiseal MS 25 generally has good adhesion properties without priming to common building materials indicated.

For some plastics and pre-painted surfaces; priming may be required and a Pre-test to ensure suitable adhesion is recommended.

### Joint & sealant dimensions

The optimum width to depth ratio for joint sealing is 2:1.

Minimum joint width and depth is 6mm.

For joint widths up to 12mm, use a width to depth ratio of 1:1

For joint widths greater than 12mm, use a width to depth ratio of 2:1

## Notes:

- Wider joints can accommodate more total movement than narrow joints.
- Always install suitable diameter backing-rod (polyethylene or polyurethane foam rod) in joints to control sealant depth and ensure free movement of sealant in joints.
- Sealant must adhere to sides of the joints only and NOT to the back, so that it is free to stretch.

**Estimation of lineal coverage per Flexiseal MS25 sausage**

Joint Width (mm)	Joint Depth (mm)	Litre per lineal meter	Meters of Coverage
6	6	0.036	16.7
8	8	0.064	9.4
10	10	0.100	6
12	12	0.140	4.2
14	7	0.098	6.3
16	8	0.128	4.7
18	9	0.162	3.7
20	10	0.200	3
22	11	0.242	2.5
24	12	0.288	2.1
26	13	0.338	1.8
28	14	0.392	1.5
30	15	0.450	1.3
40	20	0.800	0.8

**Technical Data/Properties**

Contact Selleys before using this data for the setting of specifications.

Property	Typical Result
Colour	Grey, Black, White
Density	1.6-1.7
Technology	Silane Modified Polymer
Application Temperature	5 – 35°C
Shelf Life	12 months (sausages)
Shore A Hardness (ASTM C661:2015)	30-35
Joint Movement Capability (ASTM C719:2014)	+/-25%
Skin time at 23°C and 50% RH	20 min
Tack free time (ASTM C679:2015)	60 min
Curing at 23°C and 50% r.h.	2-3 mm/24h
Elongation at Break (ASTM D412)	600%
Tensile Strength (ASTM D412)	1.1 N/mm <sup>2</sup>
Service Temperature	- 30°C / +90°C
VOC (ASTM D3960)	<50g/L

### Important Notes/Limitations

- Do not apply if air or substrate surface temperature is below 5°C.
- Requires atmospheric moisture to cure.
- Not recommended for continuous submersion or below water line use.
- Do not apply in the presence of curing silicone sealants as cure may be affected.
- Do not use for structural or general glazing.
- Avoid air entrapment while applying as a sealant
- May affect drying of alkyd /oil-based paints
- White sealant may yellow slightly with age and exposure to the sun.
- Do not store product above 30°C.

### Storage

Store unopened sausages below 30°C in a cool dry place away from direct sunlight. Unopened sausages can be stored for 12 months from the date of manufacture. Opened sausages may skin and form a lump near the opening. Discard any lumps or skin and remaining product can be used.

### Safety

Wear gloves and safety glasses when using.  
Not classified as Dangerous Goods.  
Refer to Safety Data Sheet for more detailed information.

### Clean up

Spills and tools can be cleaned up with Mineral Turps before product cures. Cured product can only be removed mechanically.

### Disclaimer

All information contained in this Product Information Sheet is as accurate and up-to-date as possible. Products can be expected to perform as indicated in this Sheet, so long as application procedures are followed as recommended. Notwithstanding the above, any recommendations made by Selleys or its distributors in relation to this or other products is to be taken as advice only. Selleys makes no representations or warranties that this product will be suitable for use. Subject to any applicable legislation which cannot be excluded (such as the Australian Consumer Law), Selleys takes no responsibility and will not be liable for any failure in performance of this product or any losses, damages, or injuries (consequential or otherwise) arising from the storage, mixing, application or other use of this product or for any representations made by you about the product which have not been approved in writing by Selleys. The buyer assumes all risk and responsibility for the use of this product.  
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